

## **Middletown Board of Assessment Appeals**

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To be held in the Office of the Tax Assessor

Thursday, March 21, 2013

6:00 – 9:00 p.m.

### **Minutes**

I. Meeting called to order at 6:06 p.m.

II. New Business:

- Board members reviewed the appeals to be decided upon as a group.
- Motion to set additional meeting for Wednesday March 27, 2013 at 6:30pm for decisions.
- Discussion on Jeffrey Hush/High St. James Streeto to have further discussion with City Attorney before decision can be made.

III. Decisions

- Motion to deny appeal of 9 Intown Terrace/Andrew Curtis made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.
- Motion to deny appeal of P45794/ Claudette Worthy made by James Streeto. Seconded by Laura Gionfriddo. Motion passes unanimously.
- Motion to deny appeal of P45432/John Bell II made by Kate Antonucci. Seconded by James Streeto. Motion passes unanimously.
- Motion to deny appeal of 28 Timothy Dr/Doreen Steidle made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.
- Motion to approve appeal for removal of I&E penalty for 413 High St/Joshua Eddinger made by Kate Antonucci. Seconded by Laura Gionfriddo. Motion passes unanimously. Old Assessment: \$210,947 New Assessment: \$191,770
- Motion to deny appeal of 792 Brooks Rd/Gunnar Ohlsson made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.
- Motion to approve appeal for removal of I&E penalty for 90-92 Catherine St/Joseph & Virginia Virgadula made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously. Old Assessment: \$168,157 New Assessment: \$152,870
- Motion to approve appeal for removal of I&E penalty for 5 Flower St/5 Flower St Middletown LLC made by Kate

Antonucci. Seconded by Laura Gionfriddo. Motion passes unanimously.

Old Assesment: \$139,535 New Assessment: \$126,850

- Motion to approve appeal for exemption for Grace Covenant Church of CT Trinidad & Tobago, Inc/29 Magnolia Ave made by Laura Gionfriddo. Seconded by Kate Antonucci. Motion passes unanimously.

Old Assessment: \$467,940 New Assessment: \$0

- Motion to approve appeal for removal of I&E penalty for C&S Investments LLC/282 Main St Ext made by Laura Gionfriddo. Seconded by Kate Antonucci. Motion passes unanimously.

Old Assessment: \$1,083,544 New Assessment: \$985,040

- Motion to deny appeal of 988 Washington St/Wesley Inn & Suites made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.

- Motion to approve appeal for removal of I&E penalty for 505 Highland Ave Rear/Barent Ten Eyck made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.

Old Assessment: \$194,359 New Assessment: \$176,690

- Motion to approve appeal of P40913/Abhay Sheth and acknowledge late-filed declaration numbers with 25% penalty made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.

- Motion to deny appeals for 28 Bacon Ave & 200 Ridge Rd/Joseph Demaio made by James Streeto. Seconded by Laura Gionfriddo. Motion passes unanimously.

- Motion to approve appeal for removal of I&E penalty for 20-22 Clinton Ave/Keith & Marilyn Emery made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.

Old Assessment: \$188,870 New Assessment: \$171,700

- Motion to deny motor vehicle assessment appeal of Rajan Goel/85 Moss Glen made by Laura Gionfriddo. Seconded by James Streeto. Motion passes unanimously.

- Motion to deny appeal of 578 South Main St/LeeMilts Petroleum, Inc made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.

- Motion to approve appeal for removal of I&E penalty for 306 Industrial Park Rd/Tall Timbers LLC/R15452 made by James Streeto. Seconded by Laura Gionfriddo. Motion passes unanimously.

Old Assessment: \$449,834 New Assessment: \$408,940

- Motion to approve appeal for removal of I&E penalty for 306 Industrial Park Rd/Centerpoint Management Co.

LLC/R08770 made by James Streeto. Seconded by Laura Gionfriddo. Motion passes unanimously.

Old Assessment: \$2,094,708 New Assessment: \$1,904,280

- Motion to deny appeal for 797 Millbrook Rd/Maureen Sidman made by Laura Gionfriddo. Seconded by James Streeto. Motion passes unanimously.
- Motion to approve appeal and remove shed from property card of 41 Ribera Lane/Denise Brewer made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.
- Motion to approve appeal for removal of I&E penalty for 387 High St/Maureen Pelletier made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously. Old Assessment: \$197,879 New Assessment: \$179,890
- Motion to approve appeal of 614 Bow Ln/The Anthony Kriwokulski Revocable Trust as exemption was improperly removed made by James Streeto. Seconded by Kate Antonucci. Laura Gionfriddo opposed. Motion passes 2 to 1.
- Motion to approve appeal for removal of I&E penalty for 16 Beverly Heights/Mary & Antonio Aresco made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously. Old Assessment: \$179,575 New Assessment: \$163,250
- Motion to deny appeal of 656 High St/Harry & Elaine Benham due to past penalty history made by Kate Antonucci. Seconded by James Streeto. Motion passes unanimously.
- Motion to approve appeal for removal of I&E penalty for 25 Broad St/ Anthony & Mario Fazzino made by Laura Gionfriddo. Seconded by Kate Antonucci. Motion passes unanimously. Old Assessment: \$216,403 New Assessment: \$196,730
- Motion to approve appeal for removal of I&E penalty for 693 Washington St/Fazzino Realty made by Kate Antonucci. Seconded by James Streeto. Motion passes unanimously. Old Assessment: \$770,308 New Assessment: \$700,280
- Motion to deny appeal for farmland for Newfield Street of Middletown LLC/530 Newfield St/R08730/R08732/R08733 made by Kate Antonucci. Seconded by James Streeto. Motion passes unanimously.
- Motion to approve appeal for removal of I&E penalty for 73 Stack St/Faisal Ahmed by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously. Old Assessment: \$193,171 New Assessment: \$175,610

- Motion to approve appeal for removal of I&E penalty for 75 Stack St/Faisal Ahmed by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.  
Old Assessment: \$194,524 New Assessment: \$176,840
- Motion to approve appeal for 226 Hunting Hill Ave/Bruce Grower changing the CDU from average to fair made by Kate Antonucci. Seconded by Laura Gionfriddo. Motion passes unanimously.  
Old Assessment: \$160,780 New Assessment: \$140,360
- Motion to deny appeal of R15397/Coleman Rd/William Wasch made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.
- Motion to deny appeal of 192 South Main St/NPC Offices LLC made by James Streeto. Seconded by Laura Gionfriddo. Kate Antonucci opposed. Motion passes 2 to 1.
- Motion to deny appeal of Conn. Carbide & Tool Service Inc/432 Smith St made by Laura Gionfriddo. Seconded by Kate Antonucci. Motion passes unanimously.
- Motion to approve appeal and delete account as business has been dissolved for A.C.E.S. Inc/50 Walnut St made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.  
Old Assessment: \$6,440 New Assessment: \$0
- Motion to approve appeal of Kumon of Middletown/779 Newfield St and remove \$45,000 fit-out made by Kate Antonucci. Seconded by James Streeto. Motion passes unanimously.  
Old Assessment: \$42,820 New Assessment: \$10,186
- Motion to deny appeal of V A Dora Holdings LLC/695 South Main St made by Laura Gionfriddo. Seconded by Kate Antonucci. Motion passes unanimously.
- Motion to approve appeal of 1617 Country Club Rd/Francine McKiernan and categorize whole lot as primary made by Kate Antonucci. Seconded by James Streeto. Motion passes unanimously.  
Old Assessment: \$300,820 New Assessment: \$246,850
- Motion to deny appeal for R10652/Coleman Rd/Michael Antol made by Laura Gionfriddo. Seconded by Kate Antonucci. Motion passes unanimously.
- Motion to approve appeal of 117 East Main St/G P Auto Sales & Service made by Kate Antonucci. Seconded by James Streeto. Motion passes unanimously.  
Old Assessment: \$237,620 New Assessment: \$212,520
- Motion to deny appeal for Lot 1&2 Monarca Dr/Giuseppa Monarca made by Kate Antonucci. Seconded by Laura Gionfriddo. Motion passes unanimously.

- Motion to deny appeals of 8 & 10 Frazier Ave/Luke Eddinger made by Kate Antonucci. Seconded by Laura Gionfriddo. Motion passes unanimously.
- Motion to deny appeal of 33 Bidwell Ter/Equity Trust Custodian made by Kate Antonucci. Seconded by Laura Gionfriddo. Motion passes unanimously.
- Motion to deny appeal of 14-16 Bidwell Ter/705 Washington Ave LLC made by Kate Antonucci. Seconded by Laura Gionfriddo. Motion passes unanimously.
- Motion to deny appeal of P44471/Hills Farm as horses should have been listed under disposals and Assessor unable to use auction pricing made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.
- Motion to deny appeal of Brooks Rd/R13911/Edward & Andrea Hills made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.
- Motion to approve appeal of P45596/Richard Sileo and reduce assessment to \$0 made by James Streeto. Seconded by Laura Gionfriddo. Motion passes unanimously.  
Old Assessment: \$1,310 New Assessment: \$0
- Motion to deny appeal of 321 Long Lane/Richard Zions made by James Streeto. Seconded by Laura Gionfriddo. Motion passes unanimously.
- Motion to approve appeal of 356 South Main St/Wesleyan Potters and extend exemption to property made by Kate Antonucci. Seconded by Laura Gionfriddo. Motion passes unanimously.  
Old Assessment: \$132,060 New Assessment: \$0
- Motion to deny appeal of 86 Westfield St/Robert Vincent made by Kate Antonucci. Seconded by James Streeto. Motion passes unanimously.
- Motion to approve appeal for removal of I&E penalty for 41 Silver St/41 Silver St LLC but to deny the assessment appeal made by James Streeto. Seconded by Laura Gionfriddo. Motion passes unanimously.  
Old Assessment: \$306,306 New Assessment: \$278,460
- Motion to approve appeal of 223 Ballfall Rd/Michael & Tracey Arnone and reclassify 1.45 acres as primary and 9 acres as undeveloped with a 50% influence factor made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.  
Old Assessment: \$360,610 New Assessment: \$321,270
- Motion to approve appeal for removal of I&E penalty for 11 Crescent St/21 Pleasant St/90 South Main St/80 South Main St/30 South Main St made by Kate Antonucci. Seconded by Laura Gionfriddo. Motion passes unanimously.

- 11 Crescent – Old Assessment: \$212,223 New: \$192,930  
21 Pleasant – Old Assessment: \$305,074 New: \$277,340  
90 S. Main St. – Old Assessment: \$1,114,113  
New: \$1,012,830  
80 S. Main St. – Old Assessment: \$1,770,230  
New: \$1,609,300  
30 S. Main St. – Old Assessment: \$178,695 New: \$162,450
- Motion to approve appeal for removal of I&E penalty for 24 Pearl St/Nicholas Aiello made by James Streeto. Seconded by Kate Antonucci. Motion passes unanimously.  
Old Assessment: \$138,116 New Assessment: \$125,560

IV. There being no further business the meeting was adjourned at 9:21 p.m.

Secretary: Laura Gionfriddo

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